

STUART REAL ESTATE SOLD.

MANY PEOPLE AT THE EXCHANGE.

THE AMOUNT REALIZED WAS \$1,82,000—JOHN E. PARSONS AMONG THE BIDDERS.

The most interesting and important real estate transactions which have taken place within this city within the last five years, was the sale yesterday of the real property belonging to the estate of the late Mary Stuart, widow of Robert L. Stuart. The sale was under the direction of George G. Williams and John S. Kennedy, executors of the estate of Mrs. Stuart, and was conducted by Peter F. Mayer at the rooms of the New-York Real Estate Exchange, No. 111 Broadway. Sales of large estates, where the property is in desirable sections of the city, always bring together a strong array of men with large financial backing. The desirable character of the property in this instance had the effect of attracting a large number of men of wealth, as well as real estate dealers, so that at 12:30 o'clock, when the terms of sale were read, the big room was almost uncomfortably filled. John S. Kennedy, representing the executors, stood near the auctioneer, John E. Parsons, the well-known lawyer, was not far away, and Henry Marquand was in one of the groups. John Sloane stood near the entrance, while J. W. Alexander, H. O. Armour, E. H. Van Ingen, collector Thomas Morris, and others were among the people on the floor.

The original will of Mrs. Stuart was dated January 15, 1887, and the second and last codicil was signed November 23, 1889. In the fifth clause of the second codicil the testator declared it to be her desire that the executors should sell all the real estate. It was her wish that all the real estate be actually converted into money, and that the proceeds of the sales, and not the real estate itself, be divided among those entitled thereto under the residuary clauses of the will. As the testator had no children and few relatives, a large part of the estate was bequeathed to charitable institutions. In view of this fact, it was necessary that the sale be practically a cash transaction. Ten per cent. of the purchase money, under the terms of sale, was to be paid to the executors on the day of sale at the office of De Forest & Weeks, No. 62 William-st. The rest of the purchase money was to be paid at the same place on April 17, at 12 o'clock noon.

The first piece of property offered was a lot No. 123 Chambers-st., 24 feet 8 1/2 inches front, with a depth of 75 feet 3 inches. The building rents for \$6,000 a year until May 1, 1894. The first bid was \$50,000, but the offers quickly went up to \$73,000, and F. Weissman was announced as the purchaser. Three lots, Nos. 148, 150 and 152 Reader-st., were next offered. They were bought by Myer Flinn. This property now rents for \$7,000, under a lease ending May 1, and is already sublet for \$11,000. The lot No. 149-150 Chambers-st., with a frontage of 44 feet and a depth of 77 feet 9 inches, was bought for \$8,000 for Mrs. Mary C. Wallace, of No. 21 East Thirteenth-st.

The next was that of the ground formerly occupied by the old sugar refinery of Mr. Stuart in Greenwich, Reader and Chambers-st. This property is now leased, bringing \$47,550 a year. The total sum realized for the plot, sold in lots, was \$607,250, the rental showing that the property yields about 7 per cent. The sales were as follows: Sonn Bros. bought the lots Nos. 303 and 305 Greenwich, for \$10,500; No. 307 went to Mendelbaum & Lewine for \$47,250; Nos. 309, 311 and 313, diagonal in form, were bought by E. H. Rogers for \$25,000. The lot No. 151 Reader-st., directly in the rear of the larger tract sold, was purchased by C. T. Hoffman, Jr., for Dean Hoffman, it was said, for \$51,500. The lots Nos. 147-148 went to Charles Meyer for \$8,000. No. 145 Reader-st. was sold for \$51,500 to the present tenant, L. B. Miller & Son. The two lots, Nos. 167 and 169, completing the tract, were bought by John S. Martin for \$32,000 each.

Great interest was shown in the sale of the land with buildings at Nos. 154, 156 and 158 Fifth-ave., on the northwest corner of Twentieth-st. This property is now under lease, until May, to Berter Bros., at \$20,000 a year. The lessees are entitled to two renewals of five years each, at a rental of 5 per cent. on the value of the land and improvements. The first bid on this property was \$375,000. From the moment the first bid was received it was apparent that some one wanted the property badly. The offers came quickly. There was great excitement. The bids soon reached \$400,000 and then mounted quickly to \$470,000. Then came a pause, and the auctioneer declared the property sold to John E. Parsons for that sum. There was some curiosity as to the object of Mr. Parsons's purchase. It was later learned, however, that the Board of Foreign Missions, of the Presbyterian Church, and the Board of Home Missions of the Presbyterian Church each had a one-seventh interest in the residuary estate. The price paid by Mr. Parsons represents, in the sum of \$70,000, a little less than the sum of the benefaction. It was said that Mr. Parsons, in acting for these two organizations, wished to yield a point as a most desirable and likely to yield a point as a simple business transaction. He and therefore made the bid. So far as known the boards have no plans as yet for the erection of buildings on the site.

There was a little lagging of interest in the course of the sale after the Twenty-first, property had been disposed of. Expressions were frequently heard from people that the results of the sale up to that point had been excellent. Then came the offer of the former residence of Mrs. Stuart, at Sixty-eighth-st. and Fifth-ave., overlooking Central Park. The lot in Fifth-ave. is fifty-five feet extending 200 feet in the direction of Madison-ave. On this stand the three-story brownstone dwelling, with a large yard and a two-story extension, the latter a summer house, amounted to the first \$300,000. Then came a bid of \$50,000. The next advance was to \$375,000. A few moments later \$400,000 was offered, and then \$410,000. By steps of \$5,000, the bidding ran up to \$455,000. A final bid followed, but Mr. Marquand, who thought the property would be withdrawn, said he would be necessary, and it was then announced that the house and grounds would be sold at private sale by the executors, or at the office of the auctioneers.

In the rear of the house are two lots, 25 feet by 100 feet 5 inches, each fronting Sixty-eighth-st. These adjoint property, and the auctioneer announced the first bid of \$30,000. The next advance was to \$37,500. The next advance was to \$40,000 more, and then \$410,000. By steps of \$5,000, the bidding ran up to \$455,000. A final bid followed, but Mr. Marquand, who thought the property would be withdrawn, said he would be necessary, and it was then announced that the house and grounds would be sold at private sale by the executors, or at the office of the auctioneers.

The executors were greatly satisfied with the outcome of the sale as far as the amount was concerned, and the future of the sale to the house. Real estate men looked upon the prices as indicating that properties in desirable parts of the city are constantly increasing in value.

The total amount realized by the parts of the estate sold was \$1,872,000. If the sum of \$455,000 had been accepted for the house, the total would have been \$2,327,000. The real property, in opinion of the executors, was worth not less than \$200,000.

IDA ROGERS, OF BROOKLYN, MISSING.

Ida Rogers, fourteen years old, the daughter of Thomas B. Rogers, a carpenter and potterman living at No. 7 Powers-st., Brooklyn, E. D., left home at about 8 o'clock this morning on March 8, on her way to the South Second-st. public school. She had not been heard of up to last night, although the police of Brooklyn have been searching for her since March 10.

Mrs. Rogers is about five feet three inches tall, and has light brown hair, usually worn in a braid, and blue eyes. She weighs about 135 pounds. A piece of the left front tooth of the upper law has been broken off. When last seen she was wearing a dark cloak of mixed gray cloth, tricot with astrakhan fur, and a brown cashmere dress with brown plush trimmings. She also wore a light-brown Fedora hat.

An information concerning their daughter will be thankfully received by Mr. and Mrs. Rogers.

MORE RESIGNATIONS AT ELLIS ISLAND.

At the request of the Secretary of the Navy, Colonel John B. Weber, Commissioner of Immigration, will remain in charge at Ellis Island until March 25. Colonel Weber resigned his office a few days ago. His resignation took effect on Wednesday. There were three resignations yesterday at Ellis Island. Cortland C. Manning, the treasurer of the Immigration Bureau, resigned, and will retire from his office March 20. Last evening Mr. Manning started for Buffalo, where he will spend a day or so with friends. The chief engineer, Thomas H. Howell, and his assistant, Thomas J. Sullivan, also submitted their resignations yesterday. Mr. Howell has had charge of the machinery at Ellis Island, and has also been assistant custodian.

CROWDS AT THE FOOD EXPOSITION.

It was "State Grocers' Day" at the Food and Health Exposition in the Lenox Lyceum, yesterday. The visitors ate their fill of candy, ice-cream, beet-cake and other delicacies, and carried away hundreds of samples. Miss Goshia Lemche, principal of the German-American Cooking School, Brooklyn, gave her usual lecture, and afterwards

delighted the visitors with some specially prepared dishes. Her bill of fare for today includes baked red-snapper and St. Patrick's pudding, with shark-soup. All who desire may taste these dishes. A statue in soap, modelled by Miss Maria Heis, yes-terday attracted much attention.

A STORT OF INSURANCE FRAUDS DENIED.

It was said yesterday afternoon at the office of the Superintendent of Insurance that there was no truth in the published statement that fraud had been discovered in the affairs of the National Life Association of Hartford, which has offices in this city and Brooklyn. It was charged that the company had failed to deposit funds and bonds with the Superintendent of Insurance as required in the case of all corporations from other States. The National Life of Hartford is not a company but an assessment society, and therefore does not come under the State Insurance law.

A judgment was recently brought against the society, but no visible assets could be found in this state. Deputy Superintendent of Insurance Michael J. Conroy said yesterday that a judgment had been obtained against the National Life. It could be collected if the persons who obtained the judgment went to the headquarters of the company in Hartford.

ANOTHER ELM-ST. COMPLICATION.

The opening and widening of Elm-st. are the subjects of further delay. It has been found that changes of grade are necessary, requiring correspondingly changes of grade in the intersecting streets. But as, under an old law, the Board of Street Opening can alter the grade of no street below Fifty-ninth, without the consent of the property-holders, the case has been referred to the Corporation Counsel. It may be that it will take special legislation to get the matter out of the new tangent.

THE PETROLEUM MARKET.

NEWS FROM THE FIELD AND RANGE OF PRICES.

The crude oil speculation was without special feature yesterday. There were no sales at the Stock Exchange, but at the Consolidated Exchange the dealings amounted to 300,000 barrels, with prices stationary at \$44.50 a barrel. The news from the field was without feature of interest.

Prices for refined oil were quoted unchanged at \$5.20 per gallon in barrels, \$2.90 per gallon in drums, and 15 cents per barrel in quoted.

Refined oil, 15 cents per barrel.

THE STATE OF TRADE.

BOSTON.—Tuesday, March 15.—Flour dull, unchanged; receipts 5,434 bushels, shipments 6,955 bushels. Wheat dull and firm. 2nd red spot and March 22/24 bushels, May 7/14 bushels, June 7/14 bushels, July 7/14 bushels. Corn dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Beans dull, unchanged; receipts 300 bushels, sales 300 bushels. Oats dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Barley dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Hops dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels.

LONDON.—Tuesday, March 15.—Flour dull and unchanged; receipts 1,000 bushels, sales 1,000 bushels. Wheat dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Corn dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Oats dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Barley dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Hops dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels.

PARIS.—Tuesday, March 15.—Flour dull and unchanged; receipts 1,000 bushels, sales 1,000 bushels. Wheat dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Corn dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Oats dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Barley dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Hops dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels.

ST. LOUIS.—Tuesday, March 15.—Flour dull and unchanged; receipts 1,000 bushels, sales 1,000 bushels. Wheat dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Corn dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Oats dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Barley dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Hops dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels.

PHILADELPHIA.—Tuesday, March 15.—Flour dull and unchanged; receipts 1,000 bushels, sales 1,000 bushels. Wheat dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Corn dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Oats dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Barley dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Hops dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels.

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WICHITA.—Tuesday, March 15.—Flour dull and unchanged; receipts 1,000 bushels, sales 1,000 bushels. Wheat dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Corn dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Oats dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Barley dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels. Hops dull, unchanged; receipts 1,000 bushels, sales 1,000 bushels.

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